

**Timberlakes Homeowners Association**  
**Approved Budget**  
**January 1, 2025 - December 31, 2025**

	2024 Approved Budget	2025 Approved Budget
<b>INCOME</b>		
5010 - Maintenance Fees	95,411	95,196
5011 - Reserve Assessments	2,109	2,324
5030 - Application Income	0	0
5040 - Other Income	0	0
5050 - Interest Income	0	0
<b>TOTAL INCOME</b>	<b>97,520</b>	<b>97,520</b>
<b>EXPENSE</b>		
<b>GROUNDS</b>		
7120 - Lakes Maintenance	300	300
7125 - Landscaping Contract	4,200	2,400
7130 - Landscaping Other	500	1,200
7135 - Irrigation	700	800
<b>TOTAL GROUNDS</b>	<b>5,700</b>	<b>4,700</b>
<b>REPAIRS &amp; MAINTENANCE</b>		
7210 - Repairs & Maintenance	500	500
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>500</b>	<b>500</b>
<b>ADMINISTRATIVE</b>		
7810 - Insurance	3,300	3,000
7820 - Legal/Professional	0	0
7825 - Taxes	350	350
7835 - Fees/Dues/Licenses	187	187
7870 - Management Fee	7,686	9,000
7875 - Website	404	0
7880 - Office Supplies	1,000	1,200
7890 - Contingency	180	155
<b>TOTAL ADMINISTRATIVE</b>	<b>13,107</b>	<b>13,892</b>
<b>OTHER</b>		
7910 - Master Association Fees	76,104	76,104
7999 - Reserve Transfer	2,109	2,324
<b>TOTAL OTHER</b>	<b>78,213</b>	<b>78,428</b>
<b>TOTAL EXPENSES</b>	<b>97,521</b>	<b>97,520</b>

QUARTERLY ASSESSMENT	2024	2025
MAINTENANCE	\$ 518.54	\$ 517.37
RESERVES	\$ 11.46	\$ 12.63
<b>TOTAL</b>	<b>\$ 530.00</b>	<b>\$ 530.00</b>

Total Units            46  
Times Paid Per Year    4

**Timberlakes Homeowers Association**  
**APPROVED BUDGET FOR THE PERIOD**  
**January 1, 2025 - December 31, 2025**  
**DESIGNATED RESERVES**

PERCENT  
 FUNDING  
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2024	ASSESSMENTS COLLECTED 2024	ESTIMATED EXPENDITURES 2024	ESTIMATED TRANSFERS 2024	ESTIMATED BALANCE 12/31/2024	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3501	Roads	15	9	30,000	17,264	603	0	0	17,867	12,133	1,348	7.33
3502	Mailboxes	10	4	14,000	4,889	23	0	5,580	10,492	3,508	877	4.77
3503	Irrigation	10	1	0	5,580	0	0	-5,580	0	0	0	0.00
3504	Deferred Maintenance	10	10	8,000	4,029	1,483	0	1,500	7,012	988	99	0.54
3599	Interest				1,050	450	0	-1,500	0	0	0	0.00
				52,000	32,812	2,559	0	0	35,371	16,629	2,324	12.63

- Note 1:
- Note 2:
- Note 3:
- Note 4: